

2006-023563

Klamath County, Oregon



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Fee: \$46.00

ALL TRANSACTIONS, ORS: 205.234

This cover sheet has been prepared by the person
Presenting the attached instrument for recording.
Any errors in this cover sheet DO NOT affect the
Transaction(s) contained in the instrument itself.

**THIS SPACE RESERVED FOR
COUNTY RECORDING USE ONLY**

AFTER RECORDING RETURN TO:

Wells Fargo Bank, N.A.
P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

PRINT or TYPE ALL INFORMATION

The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is **OCTOBER 30, 2006**

1) **NAME(S) OF THE TRANSACTION(S) required by ORS 205.234(a)**
Short Form Line of Credit Deed of Trust

2) **DIRECT PARTY / GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160**

GUY A PEDERSON

3) **INDIRECT PARTY / GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160**
Wells Fargo Bank, N.A.

4) **TRUSTEE NAME and ADDRESS**

Wells Fargo Financial National Bank, c/o Specialized Services, PO Box 31557 Billings, MT 59107

5) **All TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

GUY A PEDERSON , 5520 VALLEYWOOD DR, KLAMATH FALLS, OREGON 97603-8550

6) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
\$ 69,200.00

7) **FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERKS LEIN RECORDS,
ORS 205.121(1)(e)**

8) **THE AMOUNT OF THE CIVIL PENALTY or THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER
CHARGES FOR WHICH THE WARRANT< ORDER OR JUDGMENT WAS ISSUED. ORS 205.125(1)(c) and ORS 18.325**

9) **Rerecorded to correct**
Previously recorded as



Until a change is requested, all tax statements shall be sent to the following address:

GUY A PEDERSON
5520 VALLEYWOOD DR
KLAMATH FALLS, OREGON 97603-8550

Prepared by:

Wells Fargo Bank, N.A.
KELSEY PHILLIPS
DOCUMENT PREPARATION
18700 NW WALKER ROAD # 92
BEAVERTON, OREGON 97006
866-537-8489

Return Address:

Wells Fargo Bank, N.A.
P.O. Box 31557 MAC B6908-012
Billings, MT 59107-9900

TAX ACCOUNT NUMBER

R371797

State of Oregon
REFERENCE #: 20062907100309

Space Above This Line For Recording Data
Account number: 651-651-0892125-1XXX

SHORT FORM LINE OF CREDIT DEED OF TRUST
(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Short Form Line of Credit Deed of Trust ("Security Instrument") is **OCTOBER 30, 2006** and the parties are as follows:

TRUSTOR ("Grantor"): GUY A PEDERSON, A MARRIED MAN, WHO ACQUIRED TITLE AS GUY PEDERSON

whose address is: 5520 VALLEYWOOD DR, KLAMATH FALLS, OREGON 97603-8550

TRUSTEE: Wells Fargo Financial National Bank, c/o Specialized Services, PO Box 31557 Billings, MT 59107

BENEFICIARY ("Lender"): Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of **KLAMATH**, State of Oregon, described as follows:
REAL PROPERTY SITUATED IN KLAMATH COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT: ALL THAT PORTION OF LOT 5 IN BLOCK 45 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF 10TH STREET DISTANT FROM THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF WASHINGTON STREET 43.57 FEET; THENCE NORTHEASTERLY AND AT RIGHT ANGLES WITH 10TH STREET 85 FEET MORE OR LESS TO THE EASTERLY LINE

ORDEED-short, CDP.V1 (06/2002)



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OF SAID LOT 5; THENCE SOUTHEASTERLY AND PARALLEL WITH 10TH STREET 43.57 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES TO 10TH STREET 65 FEET MORE OR LESS TO THE EASTERLY LINE OF 10TH STREET AFORESAID; THENCE NORTHWESTERLY ALONG SAID LINE OF 10TH STREET 43.57 FEET TO THE POINT OF BEGINNING.

with the address of 337 N 10TH ST, KLAMATH FALLS, OREGON 97601 and parcel number of R371797, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 69,200.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is OCTOBER 30, 2046.
4. **MASTER FORM LINE OF CREDIT DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Line of Credit Deed of Trust ("Master Form"), inclusive, dated **February 1, 1997** and recorded on 2/10/1997 as Instrument Number 32645 in Book M 97 at Page 4115 of the Official Records in the Office of the Recorder of KLAMATH County, State of Oregon, are hereby incorporated into, and shall govern, this Security Instrument.
5. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

☐ N/A Third Party Rider

☐ N/A Leasehold Rider

☐ N/A Other: N/A

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form (the Deed of Trust-Bank/Customer Copy).

Grantor GUY A PEDERSON

NOV 2 2006
Date

Grantor _____ Date _____

Grantor _____ Date _____

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Grantor	Date
Grantor	Date
Grantor	Date
Grantor	Date
Grantor	Date



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

NAPA

} ss.

On

November 2, 06

Date

before me,

Teresa M. Manzo Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally

appeared

GUY A. PEDERSON

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Teresa M. Manzo
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

ACKNOWLEDGMENT:
(Individual)

STATE OF OREGON
COUNTY OF KLAMATH

} ss
} ss.

This instrument was acknowledged before me on _____, 20____ by
GUY A PEDERSON

(Signature of notarial officer)

Title **NOTARY PUBLIC**

My Commission expires: _____

(Seal)

SEE ATTACHED

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